

## COUNTY COUNCIL

DOUGLAS B. HUDSON, PRESIDENT  
JOHN L. RIELEY, VICE PRESIDENT  
JANE GRUENEBaum  
MATT LLOYD  
STEVE C. McCARRON



# Sussex County

DELAWARE  
sussexcountye.gov  
(302) 855-7743

## SUSSEX COUNTY COUNCIL

### A G E N D A

July 15, 2025

10:00 AM

#### Call to Order

#### Approval of Agenda

#### Approval of Minutes - June 24, 2025

#### Reading of Correspondence

#### Public Comments

#### Consent Agenda

1. Use of Existing Wastewater Infrastructure Agreement – IUA-1207  
Estuary Phase 6 (Showell Farm), Miller Creek Area
2. Use of Existing Wastewater Infrastructure Agreement – IUA-1144  
Bridgeville Town Center (Commercial), Western Sussex Area
3. Use of Existing Wastewater Infrastructure Agreement – IUA-1144  
Bridgeville Town Center (Residential), Western Sussex Area
4. Use of Existing Wastewater Infrastructure Agreement – IUA-1273  
Route 24 Beebe Medical Center, West Rehoboth Area



### **Todd Lawson, County Administrator**

1. **Public Interview for Planning & Zoning Commission Nominee Mr. Jeffrey Allen**
2. **Public Interview for Board of Adjustment Nominee Mr. Nathan Kingree**
3. **Small Restaurant Regulatory Task Force Appointment**
4. **Review of 2025 Legislative Session**
5. **Land Use Reform Working Group Update**
6. **Administrator's Report**

### **Hans Medlarz, Project Manager**

1. **Update and Discussion on Sediment and Erosion Control Recommendations**
2. **Coastal Business Park, Water Storage Modifications**
  - A. **Review of JMT's Memorandum**
  - B. **Acceptance of JMT's Proposal**
3. **South Coastal RWF Treatment Process Upgrade No. 3, C19-11A - Inland Bays Extension**
  - A. **M.F. Ronca Change Order No. IB-000 – Retainage Transfer**
  - B. **Approval of Filtration and Disinfection Equipment Purchase Orders**

### **Mark Parker, Assistant County Engineer**

1. **Heronwood Road Improvements**
  - A. **Introduction of Resolution to Hold Election**
2. **Stormwater BMP O&M Services On-Call Contract**
  - A. **Final Balancing Change Order and Project Close-out**

### **Old Business**

1. **[Conditional Use No. 2557 filed on behalf of Stockley Materials, LLC](#)**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR THE PREPARATION, PROCESSING AND STORAGE OF MATERIAL IN RELATION TO AN EXISTING BORROW PIT TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN DAGSBORO HUNDRED, SUSSEX COUNTY, CONTAINING 82.32 ACRES, MORE OR LESS” (property is lying on the east side of Cedar Lane [S.C.R. 318] and the west side of Peterkins Road [S.C.R. 317], approximately 500 feet south of Governor Stockley Road [S.C.R. 432]) (911 Address: N/A (Tax Map Parcel: 133-3.00-6.00))**

2. **Change of Zone No. 2017 filed on behalf of Gulfstream Glen Cove**

**“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO AN MR MEDIUM-DENSITY RESIDENTIAL DISTRICT FOR CERTAIN PARCELS OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 12.32 ACRES, MORE OR LESS” (properties are lying on the north side of Burbage Road [S.C.R. 353] approximately 475 ft. west of Windmill Drive [S.C.R. 352]) (911 Addresses: 30835, 30839, 30845, 30853, 30873, 30879, 30885, 30889, 30895, 30899, 30903, 30911, 30910, 30896 Winfield Lane, Ocean View) (Tax Parcel No.: 134-12.00-374.01, 374.02, 375.00, & 3445.00 - 3460.00)**

3. **Conditional Use No. 2462 filed on behalf of Gulfstream Glen Cove**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN MR MEDIUM DENSITY RESIDENTIAL DISTRICT FOR MULTI-FAMILY DWELLINGS (50 UNITS) TO BE LOCATED ON CERTAIN PARCELS OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 12.32 ACRES, MORE OR LESS” (properties are lying on the north side of Burbage Road [S.C.R. 353] approximately 475 ft. west of Windmill Drive [S.C.R. 352]) (911 Addresses: 30835, 30839, 30845, 30853, 30873, 30879, 30885, 30889, 30895, 30899, 30903, 30911, 30910, 30896 Winfield Lane, Ocean View) (Tax Parcel No.: 134-12.00-374.01, 374.02, 375.00, & 3445.00 - 3460.00)**

**Grant Request**

1. Town of Millsboro for the acquisition of a K-9 unit for the Police Department

**Introduction of Proposed Zoning Ordinances**

**Council Members' Comments**

**Executive Session - Personnel and Job Applicants' Qualifications pursuant to 29 Del.C.§10004(b)**

**Possible action on Executive Session Items**

1. **Conditional Use No. 2581 filed on behalf of Zion Church Ventures, LLC**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR STORAGE/WAREHOUSE BUILDINGS AND A CAR WASH TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 24.87 ACRES, MORE OR LESS” (property is lying on the southwest side of Zion Church Road [Route 20], approximately 605 feet northwest of Deer Run Road [S.C.R. 388] and the north side of Deer Run Road [S.C.R. 388], approximately 159 feet southwest of Zion Church Road [Route 20]) (911 Address: 36054 Zion Church Road, Frankford) (Tax Map Parcel: 533-11.00-23.00)**

2. **Conditional Use No. 2496 filed on behalf of Wade & Jacqueline Hudson**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR LAWN MOWER, YARD, GARDEN EQUIPMENT ENGINE REPAIR SERVICES TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 3.20 ACRES, MORE OR LESS” (property is lying on the west side of Pettyjohn Road [S.C.R. 255], approximately 0.66 mile north of Prettyman Road [S.C.R. 254]) (911 Address: 18112 Pettyjohn Road, Milton) (Tax Map Parcel: 235-25.00-45.02)**

3. **Conditional Use No. 2525 filed on behalf of Michael Makowski**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN AMENDMENT OF CONDITIONS OF APPROVAL FOR CONDITIONAL USE NO. 2290 (ORDINANCE NO. 2849) TO AMEND CONDITION “A” RELATING TO BUILDING SIZE AND USE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 7.12 ACRES, MORE OR LESS” (property is lying on the west side of the intersection of Lewes Georgetown Highway [Rt. 9] and Prettyman Road [S.C.R. 254]) (911 Address: N/A) (Tax Map Parcel: 235-30.00-6.21)**

4. **Conditional Use No. 2565 filed on behalf of F & N Vazquez Concrete, LLC**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL AND A GR GENERAL RESIDENTIAL DISTRICT FOR A CONCRETE AND MASONRY BUSINESS WITH CONSTRUCTION INDUSTRY RETAIL SALES, GENERAL OFFICE SPACE AND STORAGE FOR THE RECYCLING OF AGGREGATE PRODUCTS, INCLUDING CRUSHING OPERATIONS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 32.95 ACRES, MORE OR LESS” (property is lying on the west side of Greentop Road [S.C.R. 225], approximately 0.75 mile north of Fleatown Road [S.C.R. 224]) (911 Address: N/A) (Tax Map Parcel: 230-13.00-36.00)**

**-MEETING DETAILS-**

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on July 8, 2025 at 4:15 p.m. and at least seven (7) days in advance of the meeting.

This Agenda was prepared by the County Administrator and is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the meeting.

Agenda items may be considered out of sequence.

The meeting will be streamed live at <https://sussexcountysde.gov/council-chamber-broadcast>.

The County provides a dial-in number for the public to comment during the appropriate time of the meeting. **Note, the on-line stream experiences a 30-second delay.**

Any person who dials in should listen to the teleconference audio to avoid the on-line stream delay.

To join the meeting via telephone, please dial:

**Conference Number: 1-302-394-5036**

**Conference Code: 570176**

Members of the public joining the meeting on the telephone will be provided an opportunity to make comments under the Public Comment section of the meeting and during the respective Public Hearing.

The Council meeting materials, including the “packet”, are electronically accessible on the County’s website at: <https://sussexcountysde.gov/agendas-minutes/county-council>.